

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/5 Mcgrath Court, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$290,000

&

\$319,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/44 Type St RICHMOND 3121	\$290,000	19/03/2025
2	2/108 Mary St RICHMOND 3121	\$296,000	07/05/2025
3	16/182 Coppin St RICHMOND 3121	\$311,500	28/02/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/07/2025 14:43

11/5 Mcgrath Court, Richmond Vic 3121

Ken Griffith
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1 1 1

Rooms: 2
Property Type: Flat
Land Size: 511.459 sqm approx
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
June quarter 2025: \$570,000

Comparable Properties



2/44 Type St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment



2/108 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$296,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit



16/182 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$311,500
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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